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## *Super Tuesday! Super Bowl Euphoria!*

February 5, 2008

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"It's ok to have an imperfect season when  
you have a perfect finish." Chuck Lesnick, 2008

### Super Today! Time To Vote!



In addition to the parade of  
the Super Bowl champion  
New York Giants through  
the canyon of heroes, today  
is the presidential primary.

Super Tuesday is usually the  
first Tuesday in early

February or March of a presidential election year when the  
greatest number of states hold primary elections to  
officially nominate each party's presidential candidates.

Since more delegates can be won on Super Tuesday than on  
any other single day of the primary calendar, it is important  
to get out and cast your vote at your local polling station  
today.

You need to be resistered as a Democrat or a Republican in  
order to vote in a primary. If you don't know where to vote,  
please contact The Westchester County Board of Elections  
in White Plains at 914-995-5700, or click on this [link](#).

If you haven't registered to vote, it's too late for the  
primary but not for the general election in November. Click  
on the link above for guidelines.

**Real Estate Meeting Tonight**



In other news, both the proposed [Demolition Review Ordinance](#), which calls for the landmarks board to make recommendations on properties 75 years and older, and the [Yonkers Power Station](#) landmarking application will be discussed at our Real Estate Committee meeting tonight, Wednesday, February 6th at 6:00 pm at City Hall.

Last week the Preservation League of New York State held a press conference regarding the Yonkers Power Station. Though unanimously recommended for local designation by the City of Yonkers Landmarks Preservation Board in 2005, the power plant complex remains unprotected. This marvel of early 20th-century engineering - built when the New York Central Railroad electrified the Hudson and Harlem Lines - is in danger of being lost, but could be re-used in a way that respects the building's industrial character and architectural integrity.

I will keep the updates coming.

#### Community Hospital at Dobbs Ferry to Remain Open



Local history was made last week when Senator Andrea Stewart-Cousins (D-35th District) announced that Community Hospital at Dobbs Ferry will stay open, despite the state's initial recommendation to close it.

It was a battle she fought for more than 14 months, engaging everyone from politicians to hospital officials and ambulance workers to former patients to win Gov. Spitzer's support.

*Senator Stewart-Cousins and I share a joke at the podium*

"You want to talk about a fighter," said Senate Democratic Majority Leader Malcolm A. Smith, who joked that she was "dragging, pulling, pushing and fighting" for the hospital from



day one.

Others in the audience and at the podium called her a "guardian angel." Still another spoke about how this was a perfect example of community voices standing together to be heard.

"Andrea Stewart-Cousins delivers for her community," said State Health Commissioner Richard Daines, M.D. said amid a clapping crowd of about 60 at the hospital's press conference.

When the Berger Commission report came out, my wife, Beth, an attending gastroenterologist on staff at both Dobbs Ferry and St. John's, asked me to contact Jim Foy, President and CEO of St. John's Riverside Health Care System. He explained that the closure would be detrimental not only to the hospital system itself, which is comprised of Dobbs, St. John's and the Valentine Lane clinic, but also to the citizens of Yonkers.

Imagine if St. John's had to absorb more than 1000 ER visits a month? This is not to mention the financial structure of the shared system and how that would be affected.

After speaking with Jim, I called Andrea. She was already all over it. That night, the Yonkers City Council voted unanimously to pass a resolution to save the hospital.

And the rest is history.

Andrea worked tirelessly over the next year to get the proposal on people's radar screens. It didn't matter who you were or where she met you, she talked to everyone to raise awareness and about the importance of keeping the hospital open.

And she brought it to Spitzer's attention at every opportunity.

Between her persuasion and the creativity of Senate staff, including Shelley Mayer, Council to the Minority Leader, and others, a compromise was reached.

So now instead of shutting down, the hospital will receive a \$7 million grant to operate as a "hybrid hospital" with an ER, 12 observation beds, two new operating rooms, and an expanded breast cancer center.

In turn, it will no longer operate as a 50-bed hospital and will instead merge with St. John's Riverside, calling itself the Dobbs Ferry Pavilion.

"I want to bring you the best government that I can," said Senator Stewart-Cousins. "This is an example of how we can fight for what we believe to be in the best interest of the people--and win!"

#### Important Victory For Yonkers



The Appellate Division of the Second Judicial Department has upheld the challenges made by Westchester County and Council Members Sandy Annabi, Dee Barbato, John Murtagh and I to the 2005 Ridge Hill vote by the Council led by former Council President Richard Martinelli which improperly changed the "super-majority over-ride requirement" of the Council from five votes, to four votes.

Annabi and I subsequently voted with three other colleagues in 2006 to approve the Ridge Hill project after we secured additional \$10 million for the City of Yonkers as well as an additional \$10 million for a ramp from the Sprain Brook



Parkway to Ridge Hill. This second \$10 million was ultimately put under the jurisdiction of the Ridge Hill Task Force pursuant to another lawsuit brought by the Town of Greenburgh and Villages of Hastings and Ardsley against the City and the developer, Forest City Ratner.

Despite the approval of the Ridge Hill project by a "super-majority" and the subsequent ground-breaking on the project, the City had continued the appeal because of the Administration's desire that Yonkers not have a higher threshold than other municipalities in over-riding the recommendations of the Westchester Planning Commission.

Majority Leader Annabi and I both sit on the City's Board of Contract and Supply. As recently as last week, we had abstained from voting for continued City funding for their law firm of Thatcher, Proffitt & Wood, LLP. The Respondents were represented by Jeffrey Buss of Smith, Buss & Jacobs LLP and John Murtagh.

My election in 2005 precipitated the illegal Council action. I reiterate that rules, standards and laws are in place for a reason. And yesterday's decision proves again that no one person or group of people are above the law, no matter who they are or what their motivation.

Annabi criticized the City for wasting money on its appeal saying, "This is over and done with and the City should move on."

To see a copy of the court decision, click on [City's](#) webpage.

### **Westchester Fights Global Warming**

On Tuesday, February 26th from 9 to 3 p.m., the Westchester Global Warming Action Plan Event will be held at Manhattanville College.

Here's the schedule:

9:00 - 10:30 am: The day kicks off with a breakfast power-point presentation by County Executive Andy Spano and key Task Force Members re: Westchester's Global Warming Action Plan to Reduce Green House Gas Emissions and to Promote Sustainable Development.

10:45 am - 12 noon: Panel Discussions on Best Practices for Sustainable Development, led by Task Force members and community leaders.

Simultaneous Sector discussions in five breakout rooms - Local Governments; Education K-12; Education - Colleges & Universities; Businesses; and Households.

12:15 - 3:00 pm - Pick up a light "sustainable" lunch and bring to afternoon "resource-oriented" sessions.

12:15 - 1:00 pm: ICLEI; NYPA; "clean" transportation groups and Daylight Savings Company.

1:15 - 2:00 pm: NYSERDA; Grassroots Environmental Education; Sprague Energy, Mercury Solar & geo- thermal; and Conversations on Conservation.

2:15 - 3:00 pm: Environmental Business Association; Synergis Waste Mgmt.; Cornell





Cooperative Extension; Citizen grassroots organizations.

Westchester County Planning "2025" All day - Outdoor Display of Energy Efficient/Hybrid/Alternative Fuel Vehicles, organized by NYPA and Westchester County.

All day - Indoor Display of Westchester County Recycling and Environmental Initiatives.

All day - Indoor Displays by Panel Presenting organizations.

For more information, contact [Djp2@westchestergov.com](mailto:Djp2@westchestergov.com)

#### **Valentine's Day Public Hearing on Alexander Street**



The public has another chance to speak out on the Alexander Street Master Plan. A second public hearing has been set for Valentine's Day, February 14 at 6:30 p.m. on the 4th floor of City Hall. If you'd rather spend Valentine's Day with a loved one, you *now* have until February 25 to write or email your comments to Department of Planning and Development, 87 Nepperhan Ave., Yonkers, NY 10701 Attn: Louis C. Kirven or Daisy Colon. [Louis.kirven@yonkersny.gov](mailto:Louis.kirven@yonkersny.gov) [daisy.colon@yonkersny.gov](mailto:daisy.colon@yonkersny.gov)

Here is the PUBLIC NOTICE:

Notice of Completion and Public Hearing Draft Generic Environmental Impact Statement for:  
-Alexander Street Master Plan, -Alexander Street Urban Renewal Plan; and -Alexander Street Brownfield Opportunity Area Plan Alexander Street Urban Renewal Area

Pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act ("SEQRA")) of the Environmental Conservation Law, a Draft Generic Environmental Impact Statement ("DGEIS") has been determined to be complete by the Community Development Agency Board(CDA) of the City of Yonkers, as Lead Agency under SEQR, for Master Plan, Urban Renewal Plan, and Brownfield Opportunity Plan for the Alexander Street Waterfront in Yonkers, New York. The CDA accepted the DGEIS as complete on December 20th, 2007.

Name of Action: Yonkers Alexander Street Master Plan, Urban Renewal Plan, and Brownfield Opportunity Area Plan

#### **Description of the Proposed Action:**

The Proposed Action is the adoption of an Urban Renewal Plan, Master Plan, and Brownfield Opportunity Area Plan for the redevelopment, improvement, and enhancement of an approximately 153 acre area (112 acres of land) adjacent to the Hudson River, in Yonkers, Westchester County, NY. A Brownfield Opportunity Area ("BOA") is a recently created New York State program designed to assist in the planning for the clean up and redevelopment of a collection of sites which qualify as "Brownfields" due to the presence of contamination on said sites. A BOA is eligible for funding assistance for the planning of the remediation, redevelopment and eventual reuse of the sites. The subject area is roughly bounded to the east by the Metro-North Railroad, Wells Avenue to the south, and JFK Memorial Drive to the north; the City- owned JFK Marina Park and Trevor Park are included within the area.

The Proposed Action consists of plans based on long- range planning efforts that reflect a city-wide perspective on the most appropriate uses for the use of downtown waterfront land. The Purpose of the DGEIS is to assess the potential impacts of the Proposed Action. Although specific building programs are not yet defined, the Proposed Action contemplates the redevelopment of the subject area as a mixed-use residential community consisting of



approximately 3,752 residential units, approximately 423,200 square feet of neighborhood retail and commercial space, and substantial new and enhanced public parkland and enhanced public access to the Hudson River. Roadway relocations within the redevelopment area and infrastructure improvements are also contemplated. Associated actions may include condemnation and conveyance of real property, street demapping actions as applicable, amendments to the City Zoning Code and zoning map, and potential applications by the City for State and/or Federal funding and/or for State and/or Federal permits and approvals to accomplish any of the above.

Location: Alexander Street Waterfront, Wells Avenue to JFK Marina Park

Lead Agency: Yonkers Community Development Agency

To view a copy of the DGEIS:

The DEIS has been posted on the [City of Yonkers](#) website. The Alexander Street Urban Renewal Area and is also available for review at the Yonkers Public Library, Riverfront Library, 1 Larkin Plaza, Yonkers, NY 10701 and at the Office of Community Development, 87 Nepperhan Avenue, Suite 312, Yonkers, NY 10701 during normal business hours.

### History Comes Alive



I was happily cajoled into dressing in period costume by Joan Jennings of the Yonkers Downtown/Waterfront BID for the wedding reenactment of Mary Philipse and Roger Morris at [Philipse Manor Hall](#) last week.

More than 50 people attended--a great turn out for a unique event that took spectators back to 1758 when their wedding was touted as the social event of the season for privileged New Yorkers. I must say, the event was spectacular.

I would like to thank Yon Zweibon of [Beyond Costumes](#), a theatrical costume company here in Yonkers, for designing our outfits.

Here, Councilperson Pat McDow and I enjoy posing for a picture.

Written by Laura Fahrenthold

email: [chuck.lesnick@yonkersny.gov](mailto:chuck.lesnick@yonkersny.gov)

[Forward the update!](#)

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